

# Fort McPherson

Zoning and Land Use Blueprint

## Community Meeting

### Wednesday March 17, 2010





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## **Meeting Agenda**

### **Fort McPherson Zoning Blueprint**

**March 17, 2010 - 6:30 pm – 8:30 pm**

#### **Welcome and Opening Remarks**

- Councilmembers Joyce Sheperd, Cleeta Winslow, Keisha Bottoms

#### **Meeting Series Overview**

- Charletta Wilson Jacks – Director, Bureau of Planning

#### **Fort McPherson Reuse Plan & Federal Requirements Overview**

- Jack Sprott – Executive Director, McPherson Implementing LRA (MILRA)

#### **City of Atlanta Comprehensive Development Plan Process Overview**

- James Shelby – Commissioner, DPCD

#### **Zoning Blueprint**

- Summary of March 10 meeting and survey
- Review of Historic District Subarea A-III

#### **Meeting Wrap-Up**



# Community Meeting Series Schedule

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Meeting Dates:

Location: Atlanta Technical College

~~March 10, 2010~~

~~Auditorium~~

March 17, 2010

Moved: Cleveland L. Dennard  
Conference Center Main Ballroom

March 24, 2010

Cleveland L. Dennard Conference  
Center Main Ballroom

March 31, 2010

Auditorium

All meetings from 6:30PM-8:30PM



# F T M C P H E R S O N

## CAUSE AND EFFECT



2005 Base Realignment and Closure (BRAC) Commission selects Fort McPherson for closure by September 2011



Development of Zoning and Land Use Blueprint prior to Property Disposal



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# **FORT MCPHERSON REUSE PLAN OVERVIEW**







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# **FORT MCPHERSON FEDERAL REQUIREMENTS OVERVIEW**

# FEDERAL GOVERNMENT REQUIREMENTS

**The McKinney Act requires “federal agencies to identify and make available surplus federal property... to assist homeless people.”**

## **Key HUD Requirements:**

- Form legally binding agreements with non-profit service providers
- Consider nature and size of population of homeless people in the vicinity
- Consider existing services addressing the needs of homeless people
- Account for suitability of the buildings and property for needs of homeless people
- Account for economic impact of proposed homeless assistance on communities in the vicinity of the installation
- Appropriately balance:
  - Needs for economic and other redevelopment
  - Needs of homeless people from surrounding communities



# BALANCING ACT TO MEET OUR OBJECTIVES





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# **CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN PROCESS OVERVIEW**



## THE COMPREHENSIVE PLAN

- The Georgia Planning Act calls for local governments to develop and adopt a Comprehensive Plan.
- An adopted Comprehensive Plan is required by the State and is necessary to maintain the City's **Qualified Local Government (QLG)** certification.
  - QLG Certification is needed to be eligible for certain state and regional funding.
- The City Charter mandates the preparation of a Comprehensive Development Plan every 3 to 5 years.
  - The City of Atlanta was one of the first in the state to require Comprehensive Planning



## THE 2011 COMPREHENSIVE PLAN

- In May 2005, Georgia State Department of Community Affairs adopted new guidelines / requirements for local government comprehensive planning. DCA also sets the schedule for plan adoption.



- The City of Atlanta adopted a Comprehensive Development Plan in 2008.
- The next full Comprehensive Plan must be adopted by 2011.
- The 2011 Plan will be the first plan that will meet all of the new minimum planning standards.

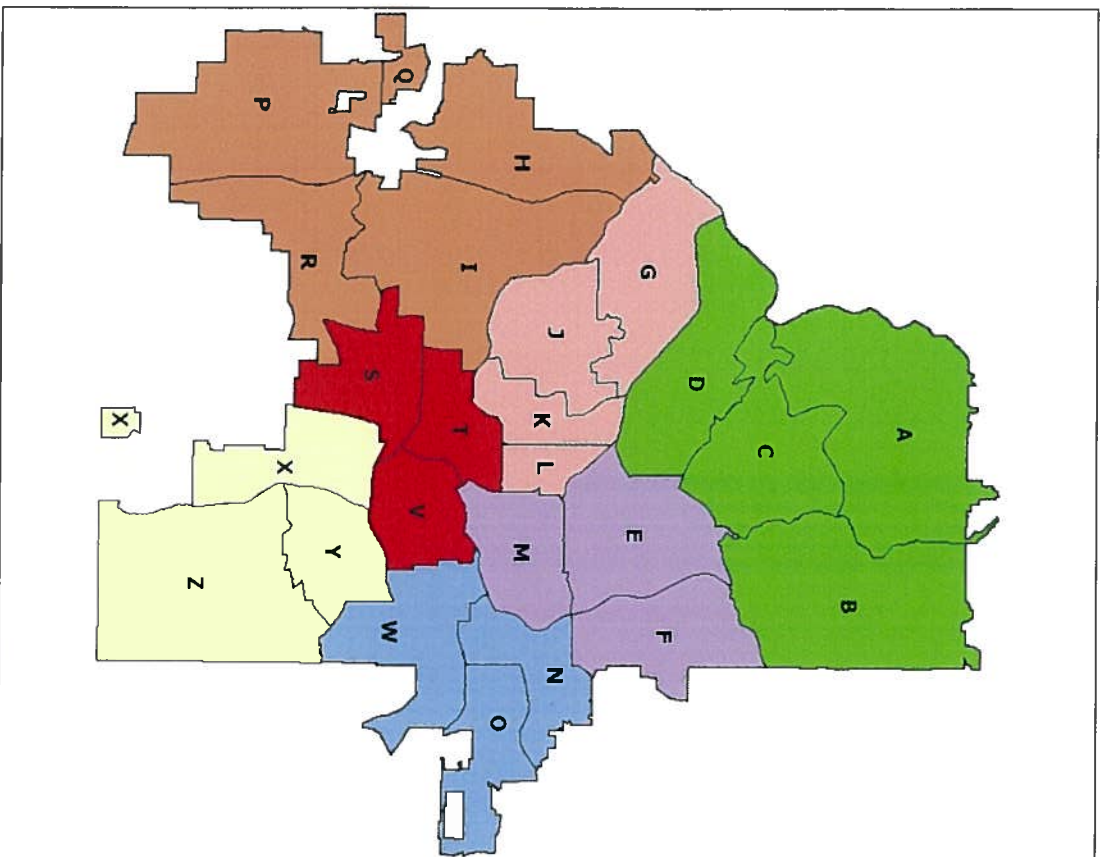


# COMPREHENSIVE PLAN COMPONENTS



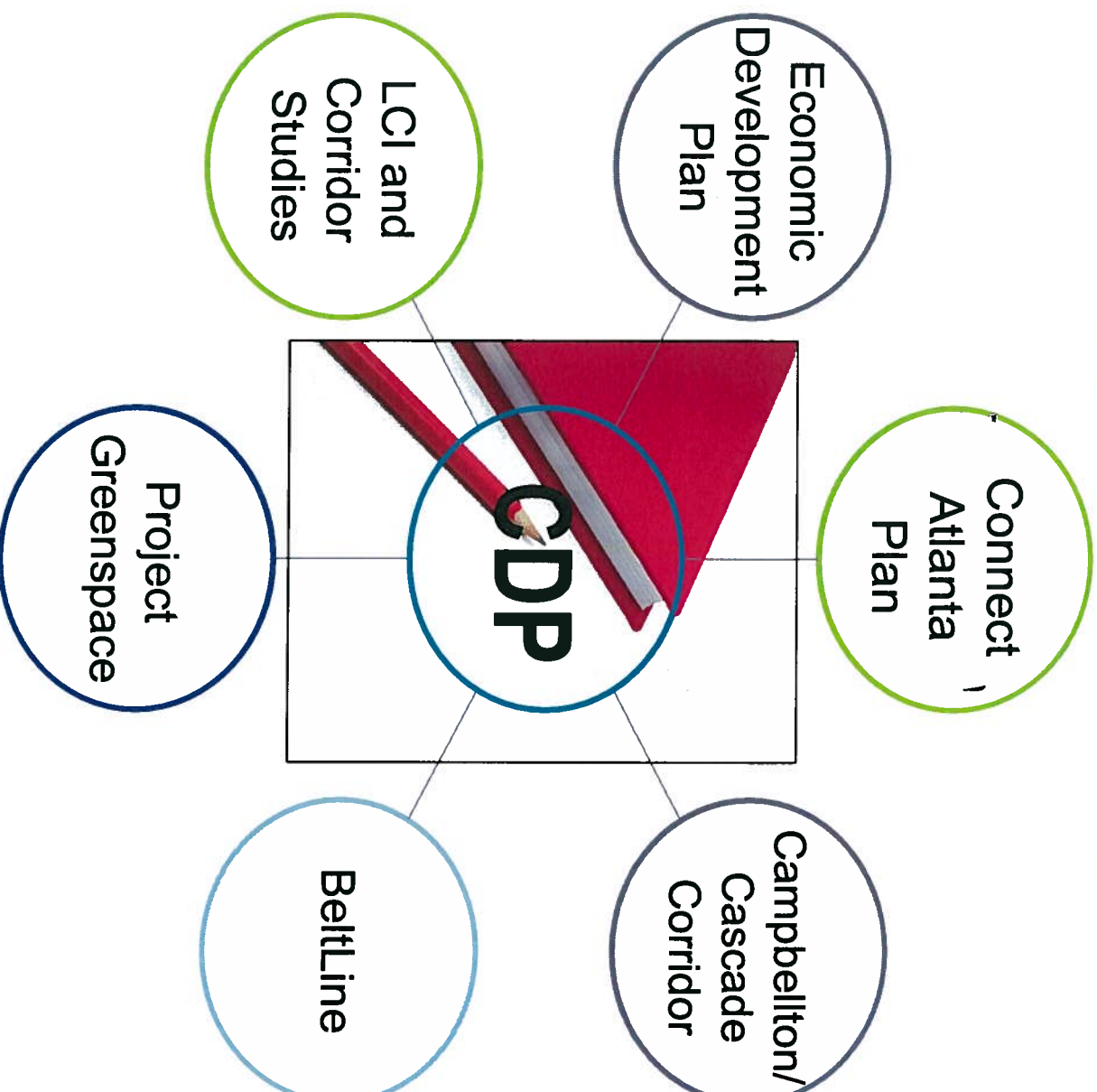
- **Community Assessment**
  - Issues and Opportunities
  - Analysis of Existing Development Patterns
  - Quality Community Objectives
  - Seven Plan Elements (data and information)
- **Community Participation**
  - Identification of stakeholders
  - Community Participation Techniques
- **Community Agenda**
  - Community Vision with character Map
  - Issues and Opportunities
  - Implementation Program
    - Short Term Work Program
    - Policies
  - Land Use Map

# COMPREHENSIVE PLAN COMMUNITY PARTICIPATION



- **Identification of Stakeholders**
- **Community Participation**
  - Technical Advisory Committee
  - Kick-off Meetings - city-wide
  - Visioning/Character area workshop
  - Land Use Charrette
  - Final Presentations – city-wide
  - NPU Comment Process & Land Use Amendments
  - A Public Hearing before the CDHR
  - Project website
  - Printed information
  - City cable show
  - Email notification

## HOW IT ALL FITS





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# ZONING BLUEPRINT



# **SURVEY RESPONSE REVIEW**

Your handout contains the results of last week's survey on overall zoning intent and the A-I and A-II Historic District subareas.

**66** surveys were returned:

41% of respondents live in NPU-R, -S, or -X

30% of respondents live in East Point

Over half of respondents are long-time residents of their neighborhood (10+ years)

**What is the “Z” word?**

# Constitutional Authority

**Zoning** is delegated to local governments (i.e., municipalities and counties) by the Constitution as a part of Home Rule. However, states can impose procedures governing the exercise of the zoning power.

**Georgia Constitution of 1983, Art. 9, Sec. 2, Para. 4.**

The state has adopted procedures governing the making of a **zoning** decision, and the local government is required to strictly follow the procedures set out in the Zoning Procedures Law, O.C.G.A. Title 36, Chapter 66.

McClure v. Davidson, 258 Ga. 706, 373 S.E.2d 317 (1988).

Tilley Properties, Inc. v. Bartow County, 261 Ga. 153, 401 S.E.2d 527 (1991)



## CITY OF ATLANTA

**Venetian Dr..**

A map of Campbellton Rd. with a red highlighted section. The road is labeled 'Campbellton Rd.' in large, bold, black letters. The highlighted section is a red line with a dashed white center, indicating a specific route or area of interest. The map shows surrounding streets and a blue area representing water.

## FORT MCPHERSON

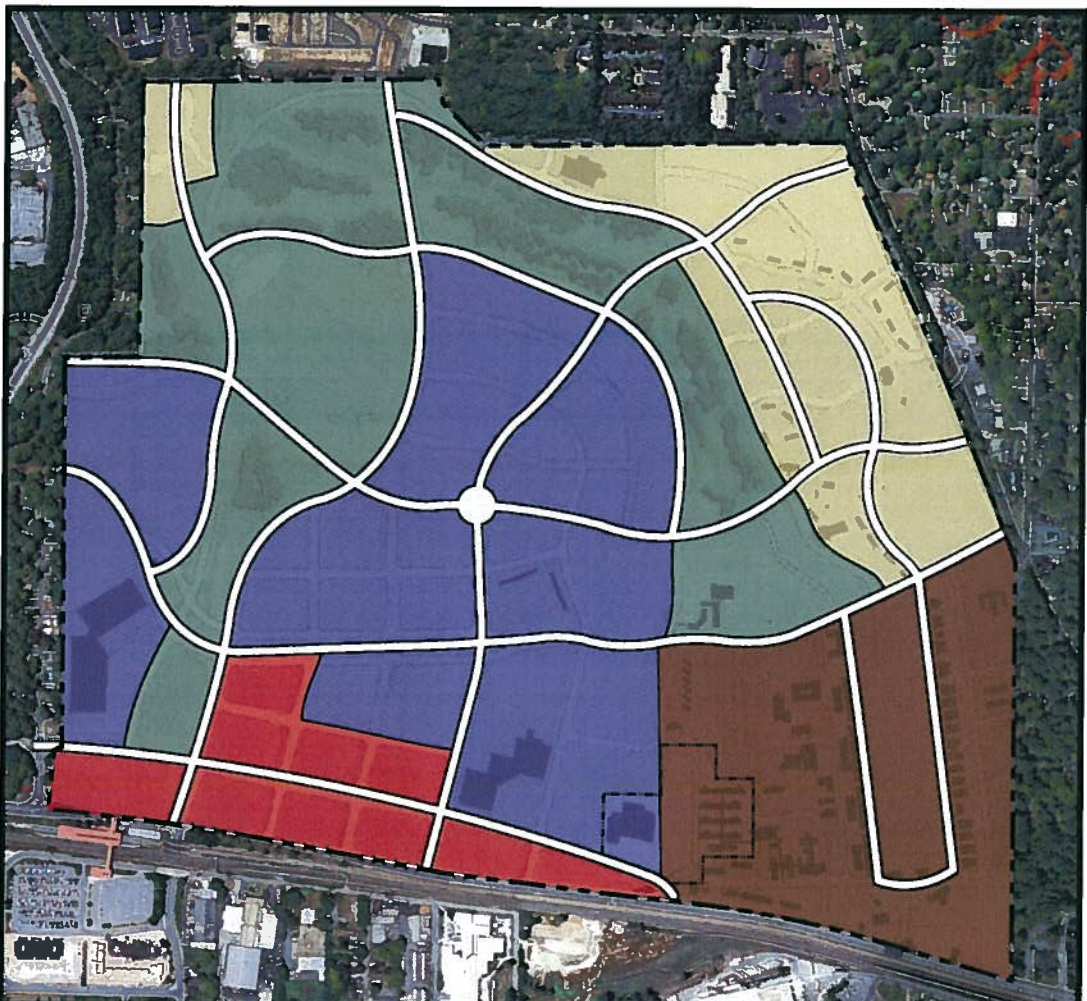
Lee St.

CITY OF EAST POINT










# OVERVIEW MAP OF PROPOSED DISTRICTS



## LEGEND

DISTRICTS	
	Historic District
	Residential District
	Main Street District
	Employment Center District
	Green Space District



# FT MCPHERSON

## OVERVIEW OF PROPOSED DISTRICTS

**Historic District:** Preserves and protects existing historical buildings and structures while allowing for adaptive reuse and infill with compatible uses.

**Residential District:** Provides for a variety of residential uses that support the redevelopment of Fort McPherson and that are compatible with existing surrounding neighborhoods.

**Main Street District:** Provides for a mix of business and residential uses that provide services and create gathering places for both residents and the surrounding community.

**Employment Center District:** Provides for future employment opportunities through a compatible mixture of research and development, industrial, commercial, institutional, residential, and cultural uses.

**Green Space District:** Provides for active and passive recreational opportunities available to both residents and the surrounding community.



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**HISTORIC**



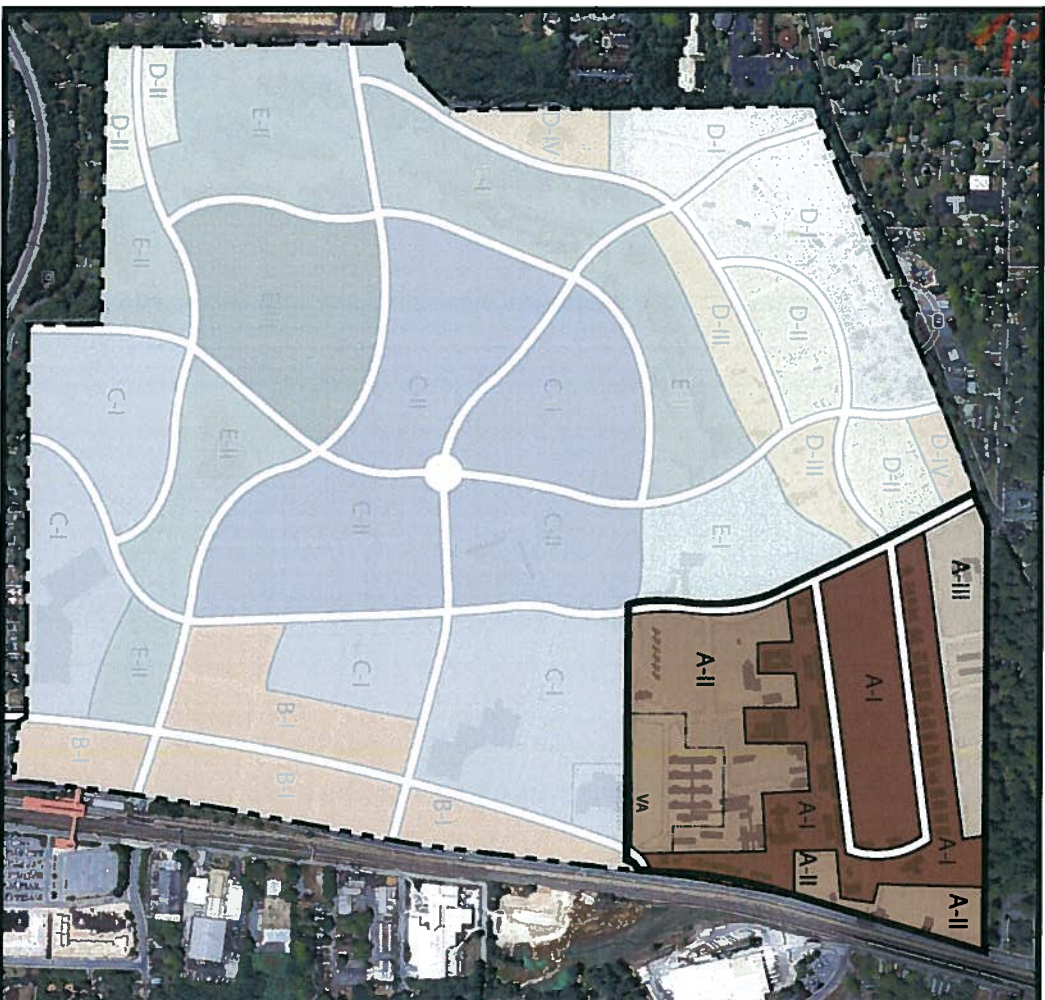


# HISTORIC DISTRICT LOCATION

The Historic District is located in the northeast corner of Fort McPherson as shown in the map to the left.

## LEGEND

SUBAREAS	
A-I	Historic Preservation
A-II	Historic Infill
A-III	Historic Transition







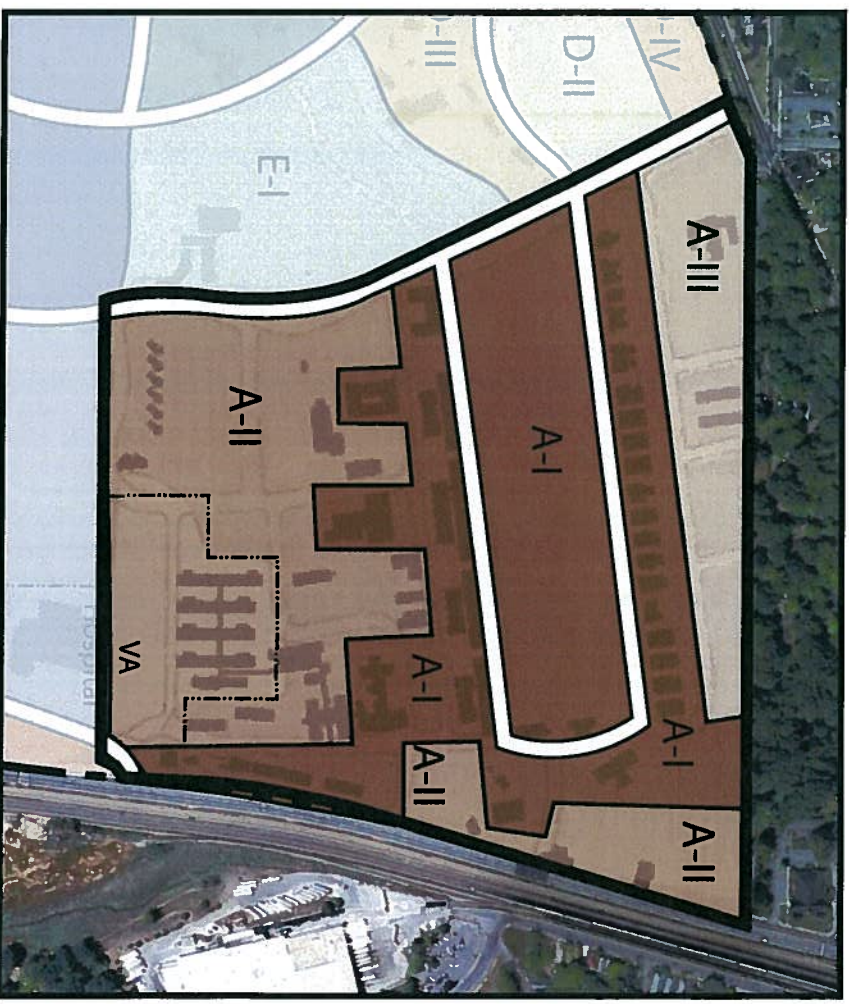
# PROPOSED HISTORIC DISTRICT SUBAREAS

The Historic District is divided into three subareas as follows:

## LEGEND

- A-I Historic Subarea
- A-II Infill Subarea
- A-III Transition Subarea

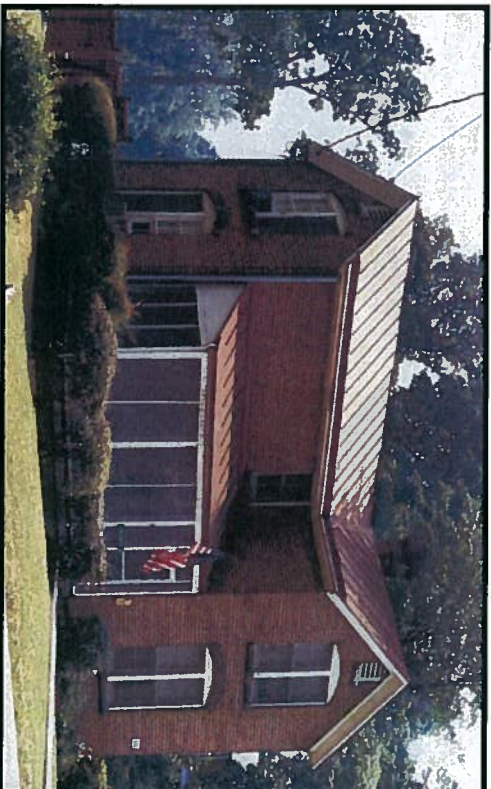
Size: 45+ Acres



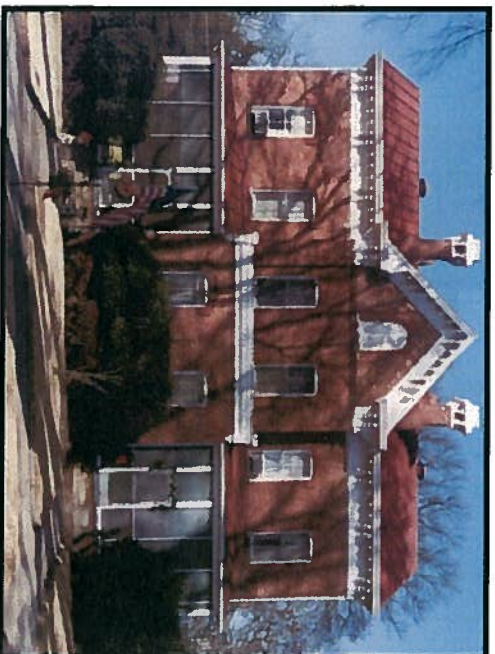


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## HISTORIC CHARACTER



Single-Family Homes



Two-Family Homes

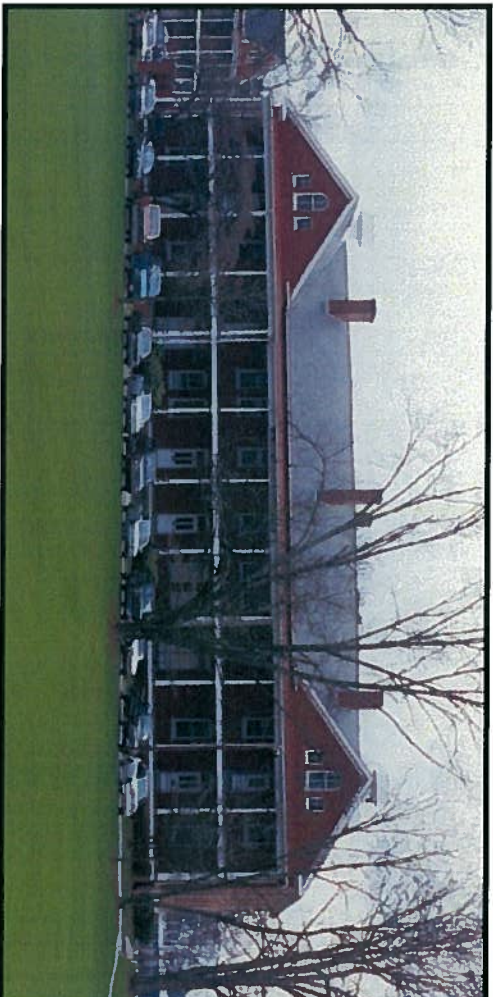






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## HISTORIC CHARACTER



Administration/Offices

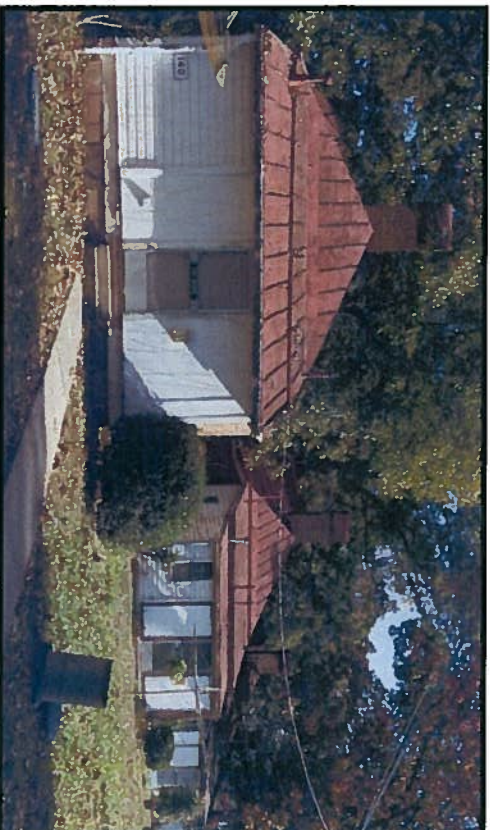






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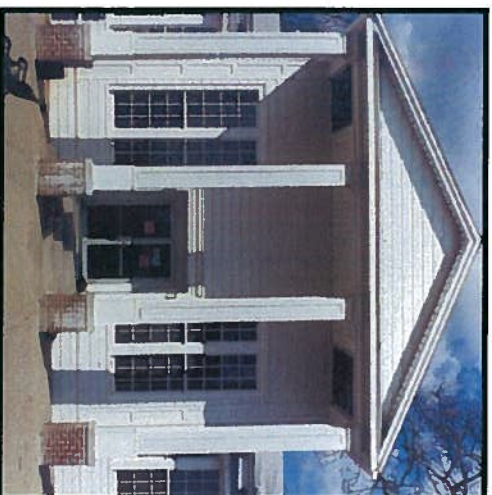
# HISTORIC CHARACTER



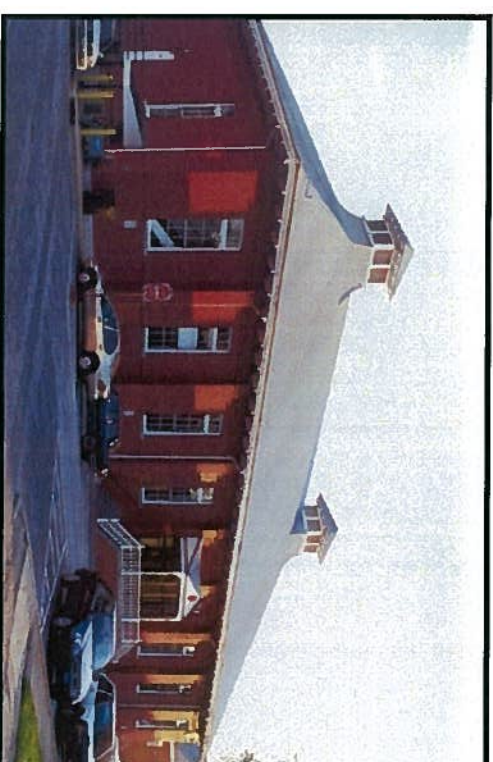
NCO Cottages



Post Theater



Red Cross Building



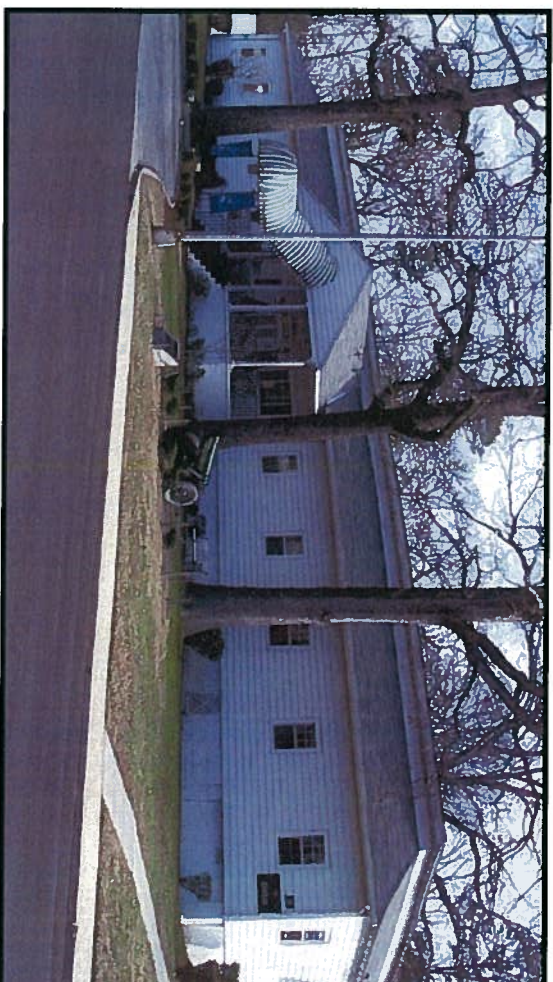
Mess Hall



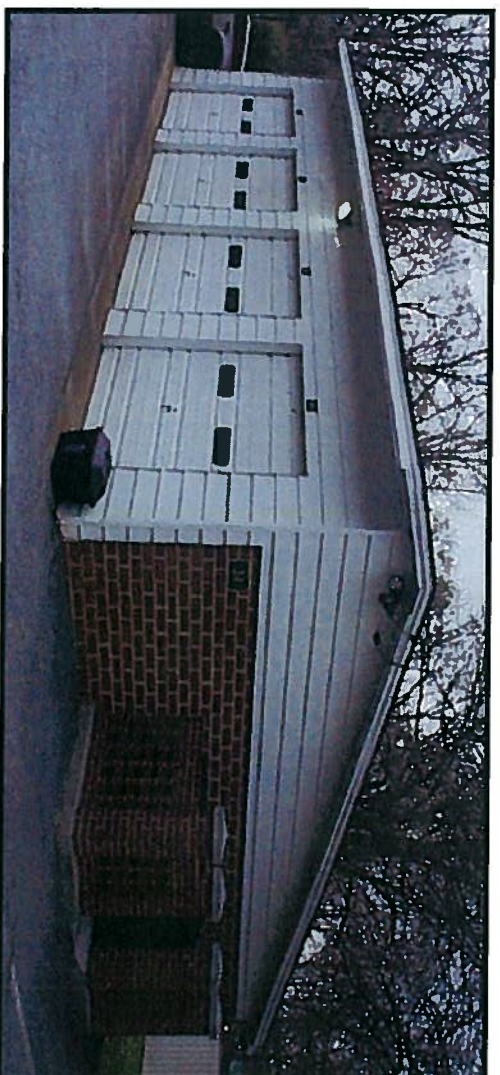


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## **HISTORIC CHARACTER**



**Non-Contributing Structures**





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## **PROPOSED HISTORIC DISTRICT INTENT**



- Preserve the historic physical pattern of the District.
- Encourage rehabilitation and adaptive reuse of historic structures.
- Ensure that new development is compatible with the historic character while allowing contemporary design.
- Protect the Parade Ground as a community space.





## A-I SUBAREA LOCATION

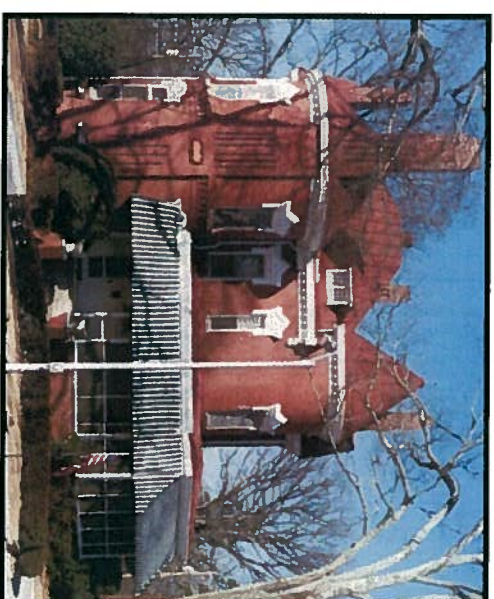
- The primary intent of the A-I Subarea is to preserve and protect the existing historical structures and encourage adaptive reuse.
- The A-I Subarea is located around the Parade Ground as shown below.



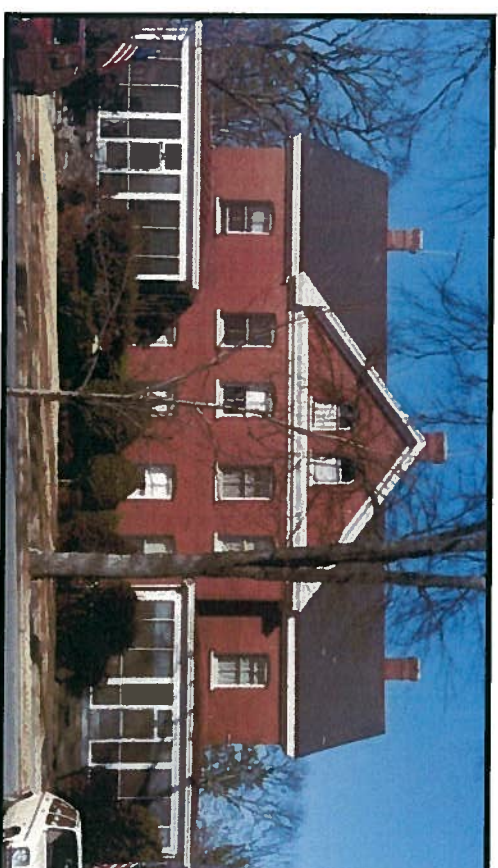
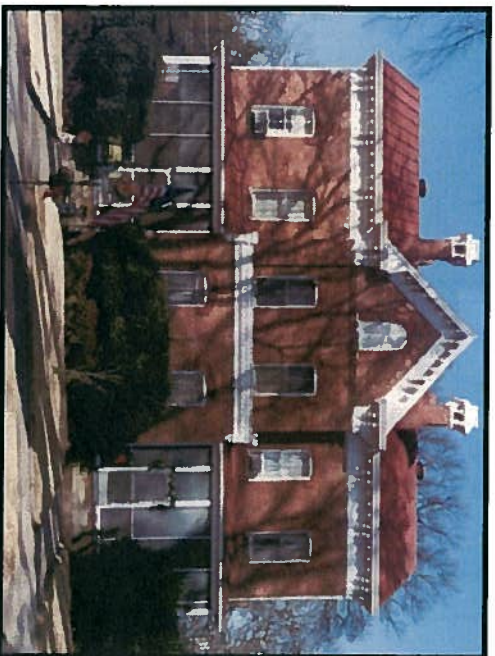


# F T M C P H E R S O N

## A-1 SUBAREA EXISTING USES



Single-Family Homes



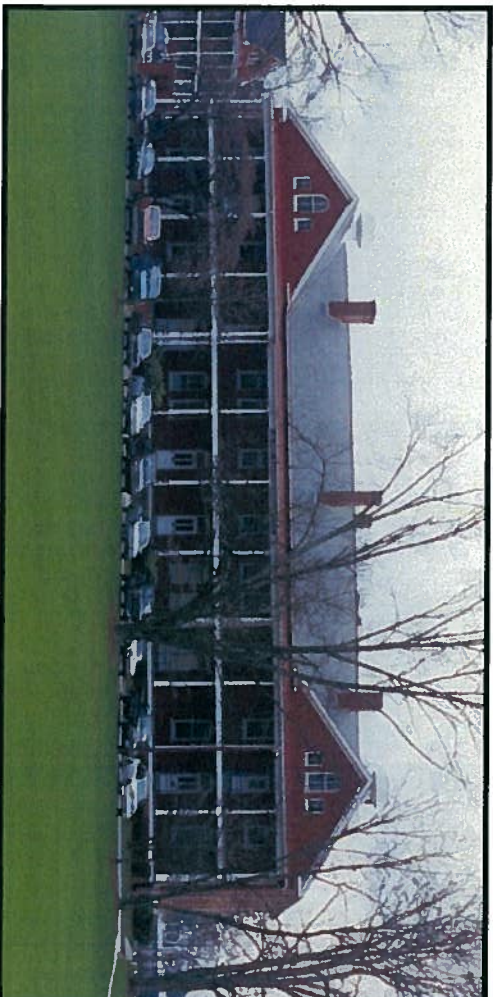
Two-Family Homes





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## A-1 SUBAREA EXISTING USES



Administration/Offices





# A-1 SUBAREA PROPOSED PERMITTED PRINCIPAL USES

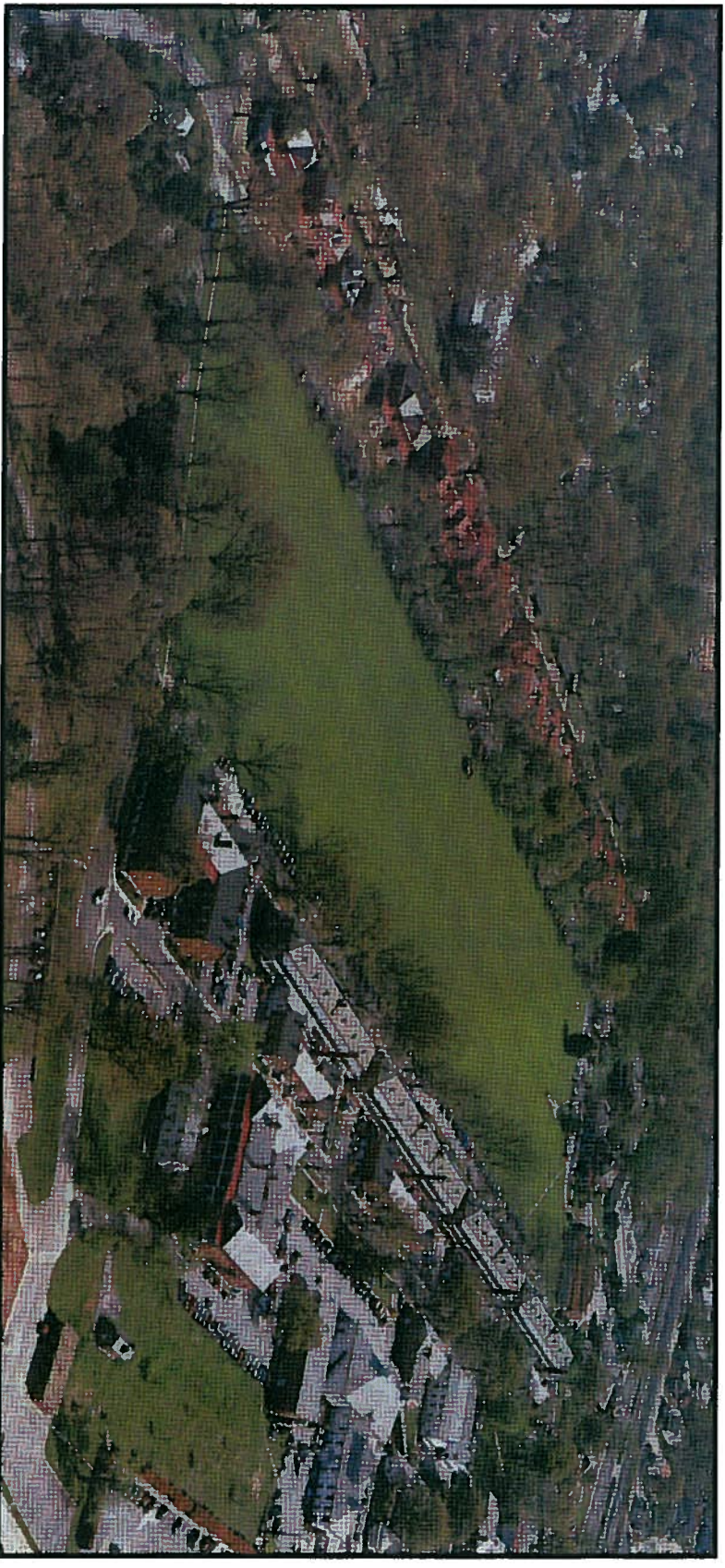
PERMITTED PRINCIPAL USES		
Residential	Commercial	Office-Institutional
Single family dwellings	Bed and breakfast inns	Museums, galleries, and similar cultural facilities
Two-family dwellings	Eating and drinking establishments	Offices, studios, and clinics (except veterinary)
Multifamily dwellings	Personal service establishments	
	Specialty shops	





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## A-I SUBAREA





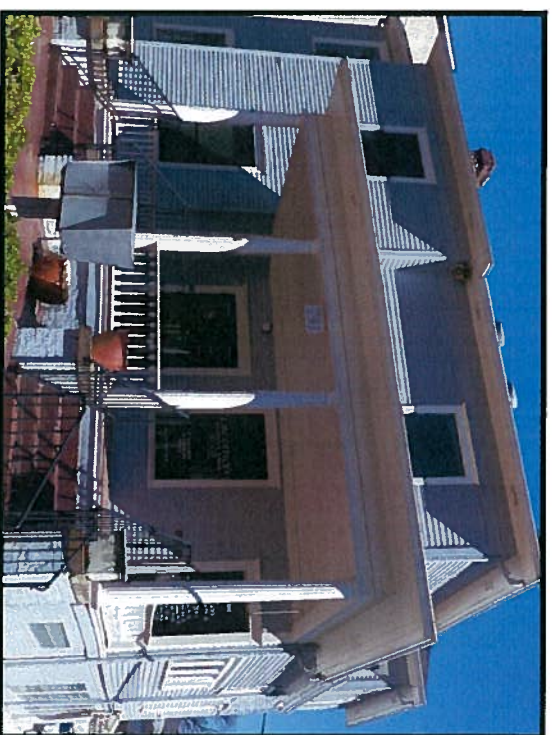


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## TYPICAL ADAPTIVE REUSE PHOTOS



Eating Establishment in Midtown Atlanta



Law Office in Midtown Atlanta



Bed and Breakfast in Virginia-Highland





# A-I SUBAREA PROPOSED PERMITTED ACCESSORY USES & STRUCTURES

Accessory uses are those customarily accessory and clearly incidental to permitted principal uses and structures:

Permitted Accessory Uses & Structures		
Greenhouses, garden sheds, private garages and similar structures.	Structures necessary for active construction projects.	
Secondary Living Quarters	Devices for the generation of energy, such as solar panels, wind generators and similar devices.	
Swimming pools, tennis courts and similar facilities.	Home occupation	

- Accessory structures shall be placed to the rear of the principle structure and shall not exceed the height of the principle structure.
- Accessory structures shall be located and screened so as to minimize the view from the public right-of-way.



# F T M C P H E R S O N

## A-I SUBAREA PROPOSED USES BY SPECIAL PERMITS

The following uses require a Special Use Permit Application to the City of Atlanta and approval of the Zoning Review Board (ZRB).

Special Use Permits	
Child care nurseries, day care centers, pre-kindergartens, kindergartens, play and other special schools or day care facilities for young children.	Personal care homes and rehabilitation centers.
Churches, synagogues, temples, mosques and other religious worship facilities.	Nursing homes.
Civil, service, garden, neighborhood or private clubs.	Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
Colleges and universities, other than trade schools, business colleges and similar uses.	Private schools.



## **A-1 SUBAREA PROPOSED DEVELOPMENT CONTROLS**

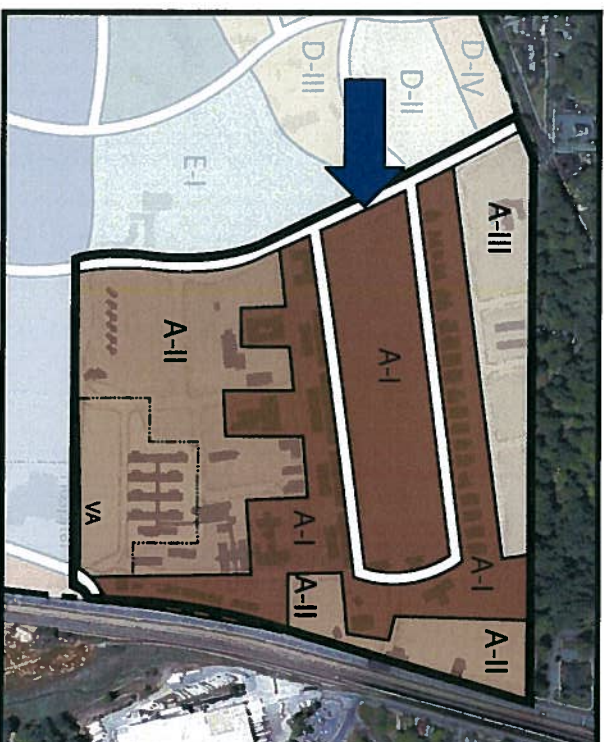
The main development controls being considered for the A-1 Subarea are as follows:

- No new primary buildings shall be permitted but new accessory structures are allowed.
- Certificate of Appropriateness shall be required for renovation and modification of historic structures (typical City of Atlanta procedure).
- Compatibility rule and design guidelines shall be used to ensure renovations and improvements to historic structures respect the character and context.
- Building setbacks, height, and lot coverage shall maintain existing historic characteristics.



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## A-I SUBAREA SNAPSHOT



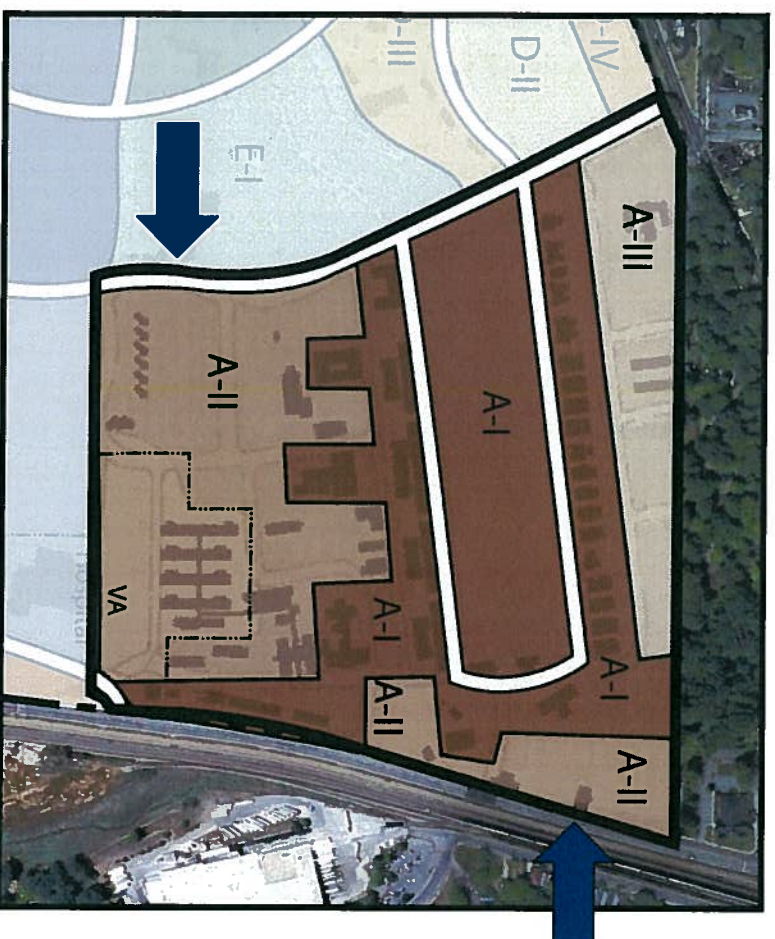
- Preserve the historic physical pattern of the A-I Subarea.
- Encourage rehabilitation and adaptive reuse of historic structures.
- Allow for historically compatible additions and supporting accessory structures.
- Protect the Parade Ground as a community space.





## A-II SUBAREA LOCATION

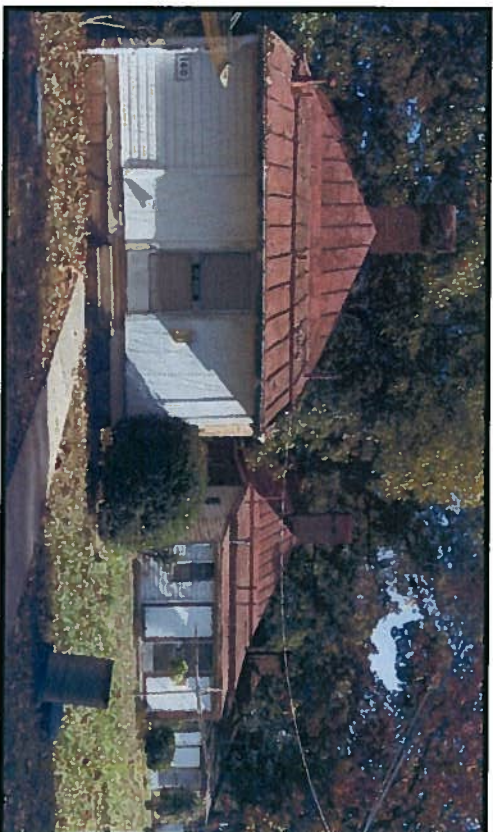
- The primary intent of the A-II Subarea is to provide for compatible infill development intended to create a low density, walkable, mixed-use area within the Historic District.
- The A-II Subarea is located at the southern and eastern edges of the Historic District as shown below.



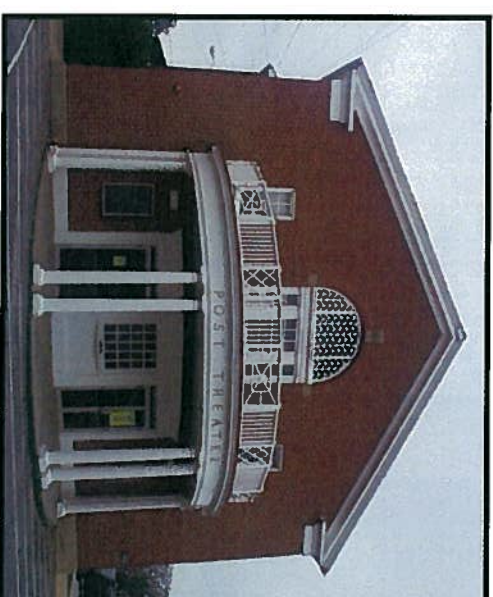


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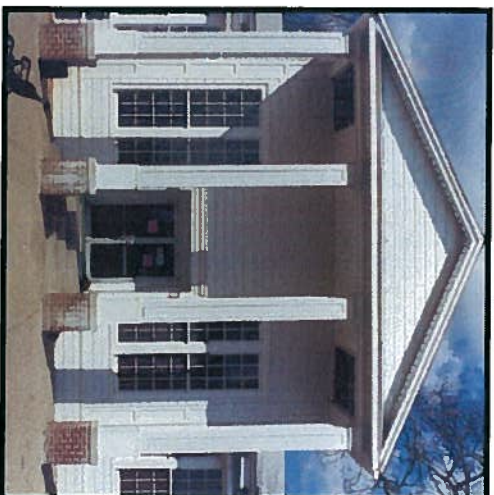
## A-II SUBAREA EXISTING USES



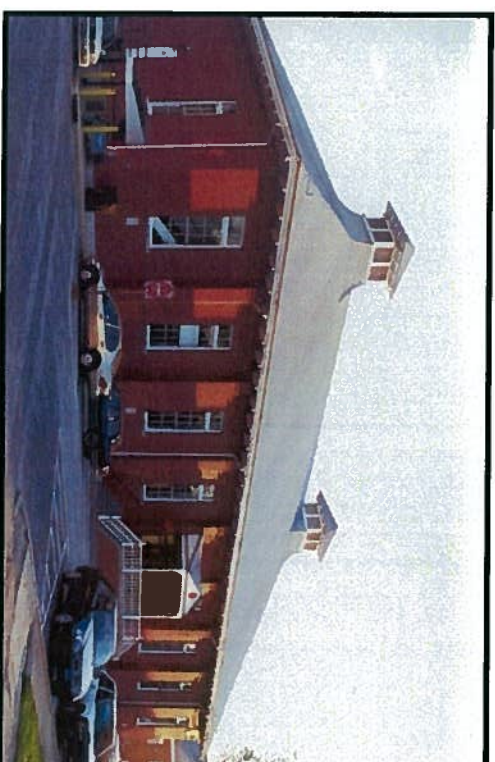
NCO Cottages



Post Theater



Red Cross Building



Mess Hall





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## A-II SUBAREA PROPOSED PERMITTED PRINCIPAL USES

PERMITTED PRINCIPAL USES		
Residential	Commercial	Office-Institutional
Multifamily dwellings	Eating and drinking establishments	Child care centers and kindergartens
Live-work units	Personal service establishments	Clinics, except veterinary
	Retail establishments	Community centers
		Institutions of higher learning
		Museums, galleries, and similar cultural facilities
		Non-profit clubs or lodges sponsored by a civic or similar organization
		Offices and studios
		Public and private schools
		Supportive housing





# A-II SUBAREA PROPOSED PERMITTED ACCESSORY USES & STRUCTURES

Accessory uses are those customarily accessory and clearly incidental to permitted principal uses and structures:

Permitted Accessory Uses & Structures	
Greenhouses, garden sheds, private garages and similar structures.	Structures necessary for active construction projects.
Swimming pools, tennis courts and similar facilities.	Parking accessory to uses within the District.
Home occupation	Devices for the generation of energy, such as solar panels, wind generators and similar devices.



# A-II SUBAREA PROPOSED USES BY SPECIAL PERMIT

The following uses require a Special Use Permit Application to the City of Atlanta and approval of the Zoning Review Board (ZRB).

Special Use Permits	
Rehabilitation centers.	Nursing homes, personal care homes, and assisted living facilities.
Churches, synagogues, temples, mosques and other religious worship facilities.	Independent primary parking decks including Park for Hire decks
Outdoor enterprises including festivals and craft shows.	Gaming parlors including pool rooms, bingo rooms, and arcades.



## A-II SUBAREA DEVELOPMENT CONTROLS

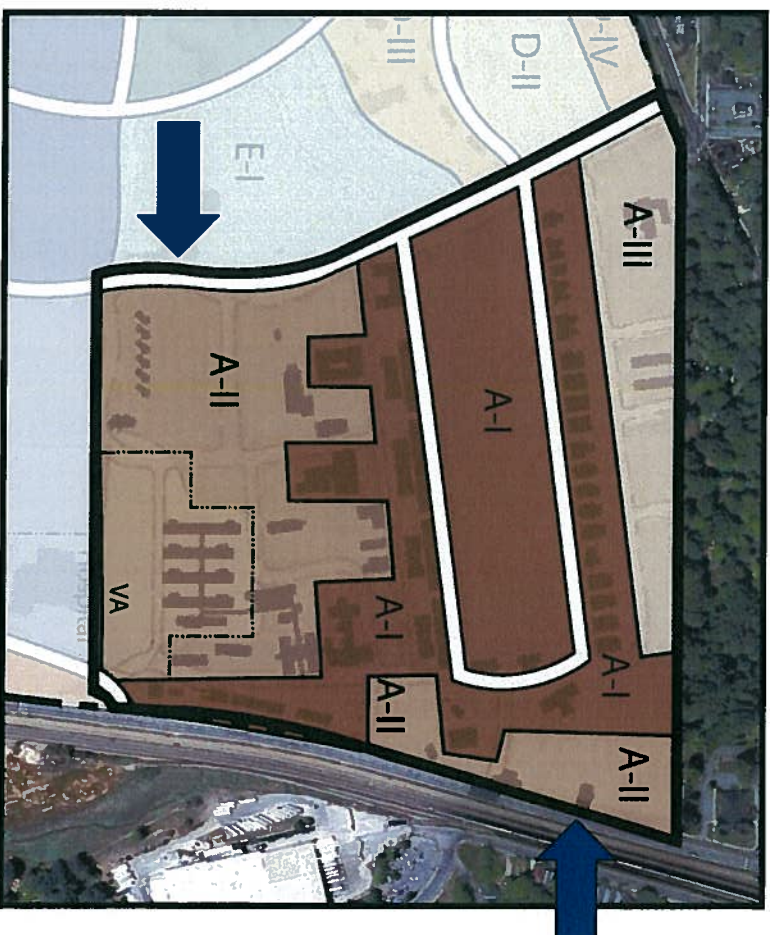
The main development controls being considered for the A-II Subarea are as follows:

- Certificate of Appropriateness shall be required for renovation and modification of historic structures (typical City of Atlanta procedure).
  - Compatibility rule shall apply for renovation and modifications.
  - Buildings shall observe the historic setbacks established in the A-I Subarea.
  - Building height limited to 3 stories/35 feet (same as Historic District Subarea A-I).
- Certificate of Appropriateness shall be required for new construction but compatibility rule shall not apply.
  - New construction shall be compatible with but not replicate historic designs.





## A-II SUBAREA SNAPSHOT



The primary intent of the A-II Subarea is to provide for compatible infill development intended to create a low density, walkable, mixed-use area within the Historic District.



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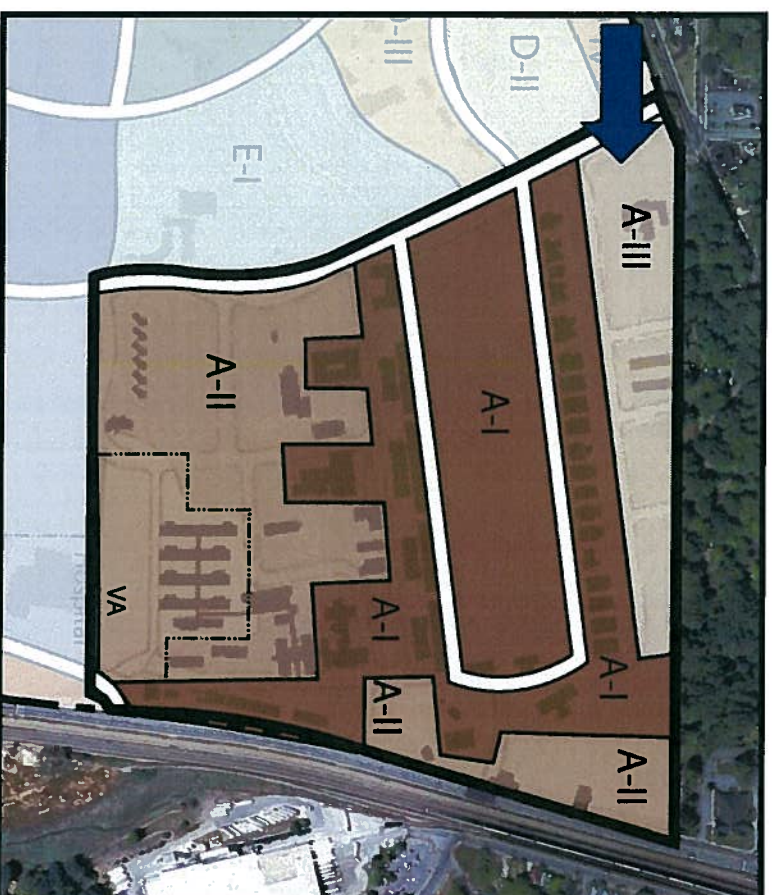
## **THIS WEEK'S FOCUS: A-III SUBAREA**

**ANSWER SURVEY QUESTIONS 1-4**



## A-III SUBAREA LOCATION

- The primary intent of the A-III Subarea is to provide for single-family infill development that transitions between Staff Row to the south and the Oakland City neighborhood to the north.
- The A-III Subarea is located at the northern boundary of the Historic District as shown below.







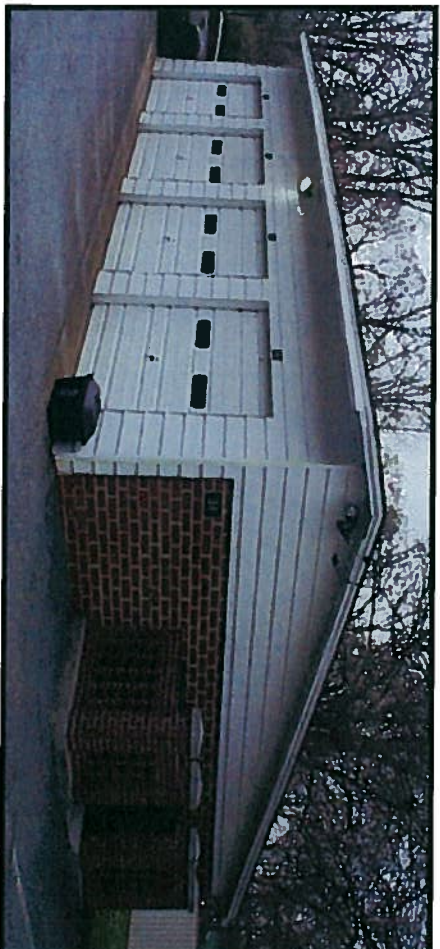
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## A-II SUBAREA EXISTING USES

Only non-contributing structures are currently found in the A-II Subarea



Offices



Staff Row Garages



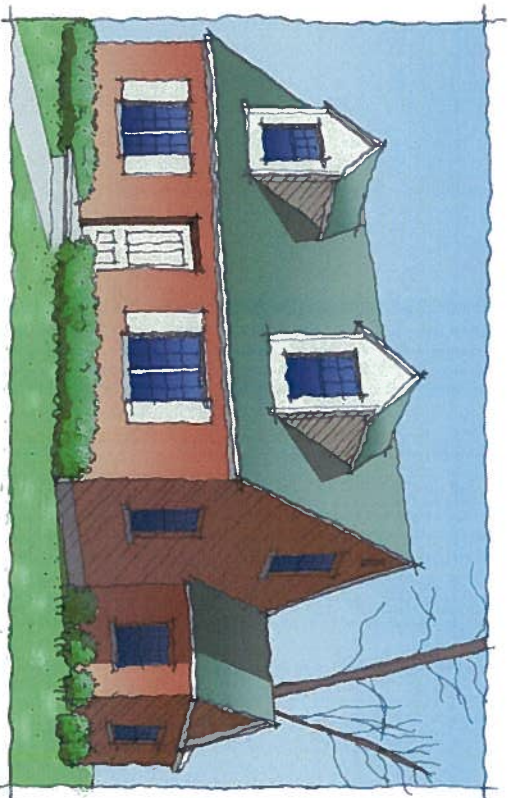
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## A-III SUBAREA PROPOSED PRINCIPAL USES

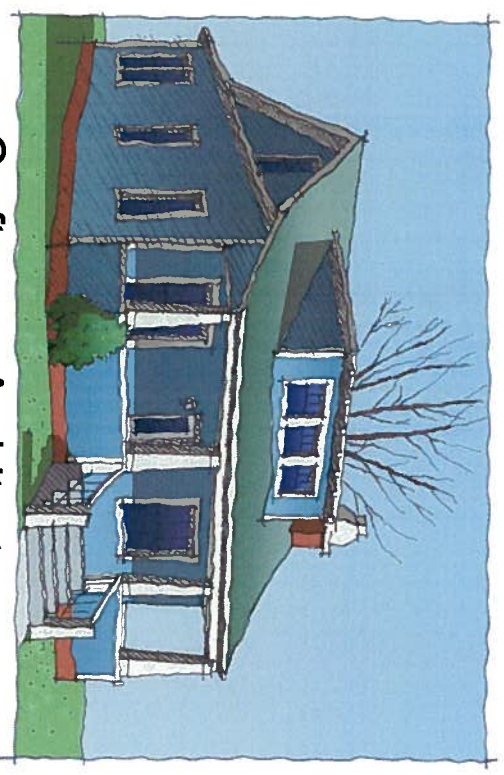
Due to the infill nature of the A-III Subarea, the proposed principal uses are limited to detached single family and two-family residential dwellings.

New construction shall be compatible with but not replicate historic and neighborhood designs.

The following illustrations represent the potential architectural character for the Subarea:



Cape Cod Architecture



Craftsman Architecture



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# A-III SUBAREA PROPOSED ACCESSORY USES & STRUCTURES

Proposed Accessory Uses	
Greenhouses, garden sheds, private garages and similar structures.	Devices for the generation of energy, such as solar panels, wind generators and similar devices.
Secondary Living Quarters	Home occupation
Swimming pools, tennis courts and similar facilities.	

Accessory structures should be located to the rear of the principle structure and should not exceed the height of the principle structure.

## ANSWER SURVEY QUESTION 5





## A-III SUBAREA PROPOSED DEVELOPMENT CONTROLS

The main development controls being considered for the A-III Subarea are as follows:

Proposed Development Controls	
Minimum Lot Size	7500 square feet
Building Coverage (max)	50%
Minimum Frontage	50'
Yard Requirements (min)	Front: 20' Side: 5' Rear: 10'
Open Space Requirements	None
Height Requirements	35' max

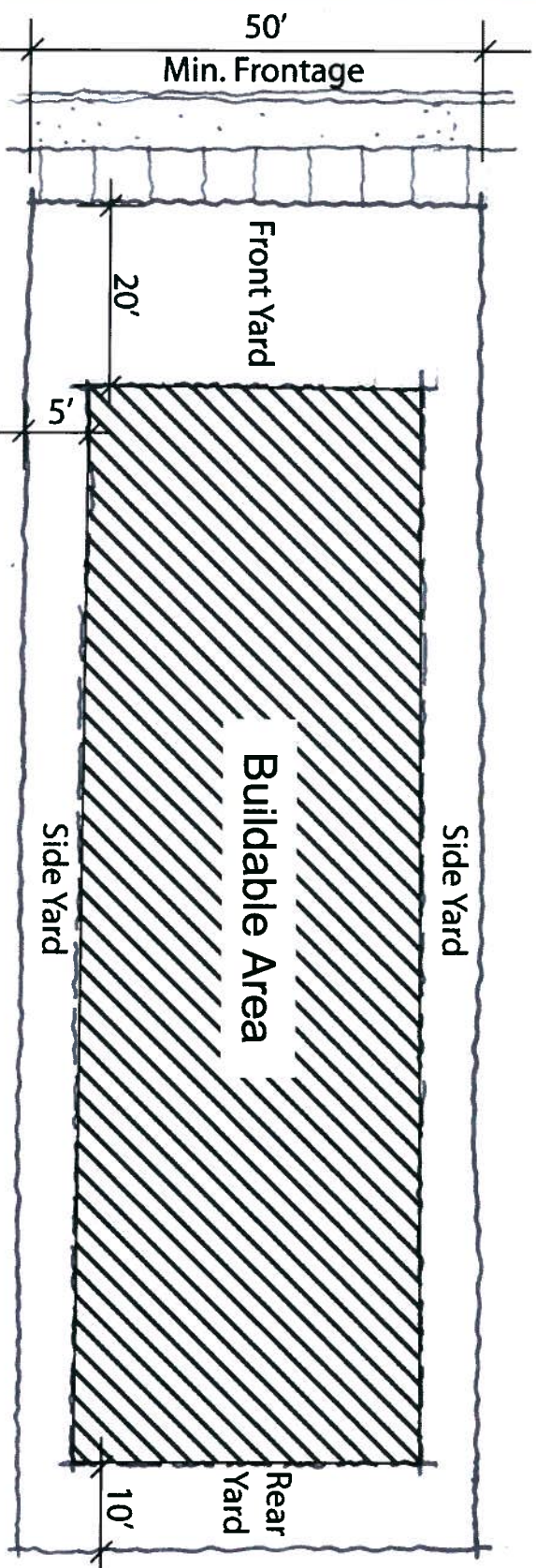
The above development controls are similar to the existing City of Atlanta R-5 Residential zone requirements (Oakland City neighborhood).

Certificate of Appropriateness should be required for new construction.



## A-III SUBAREA PROPOSED DEVELOPMENT CONTROLS

The following illustration shows the minimum required frontage and setback lines:





## A-III TRANSITION SUBAREA

- The neighborhood plan below shows one possible street and lot layout.



### ANSWER SURVEY QUESTION 6

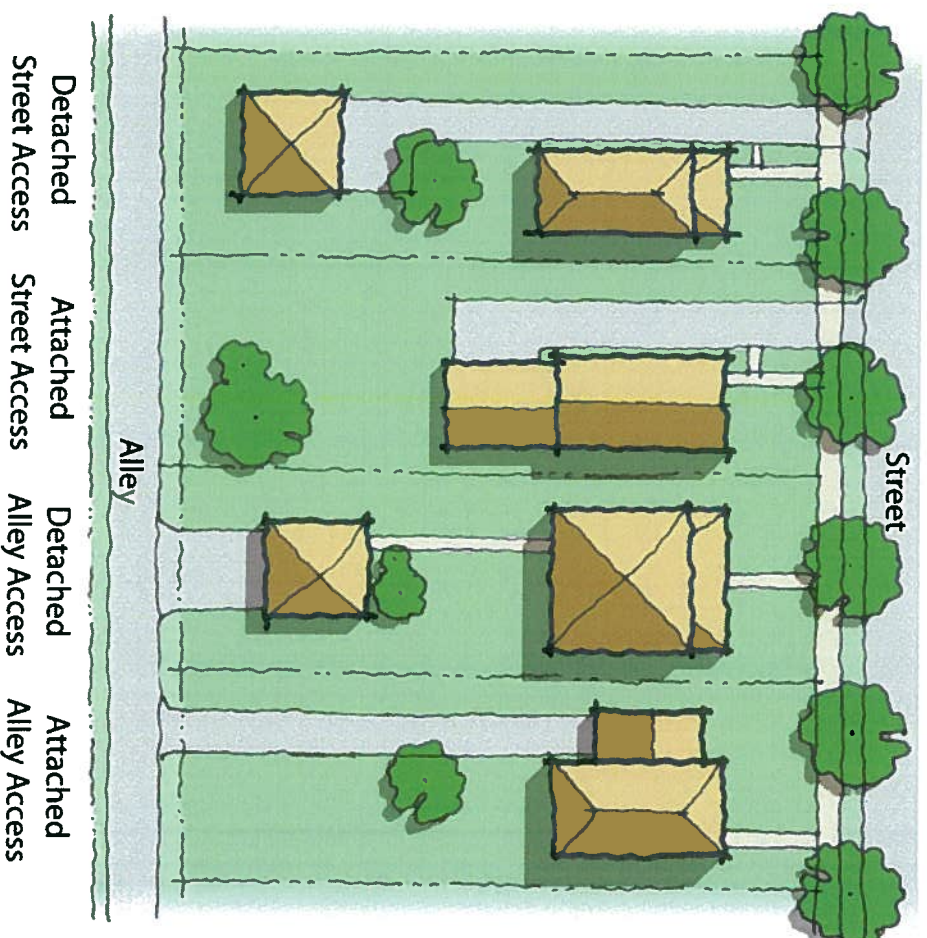




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## A-III SUBAREA PROPOSED DEVELOPMENT CONTROLS

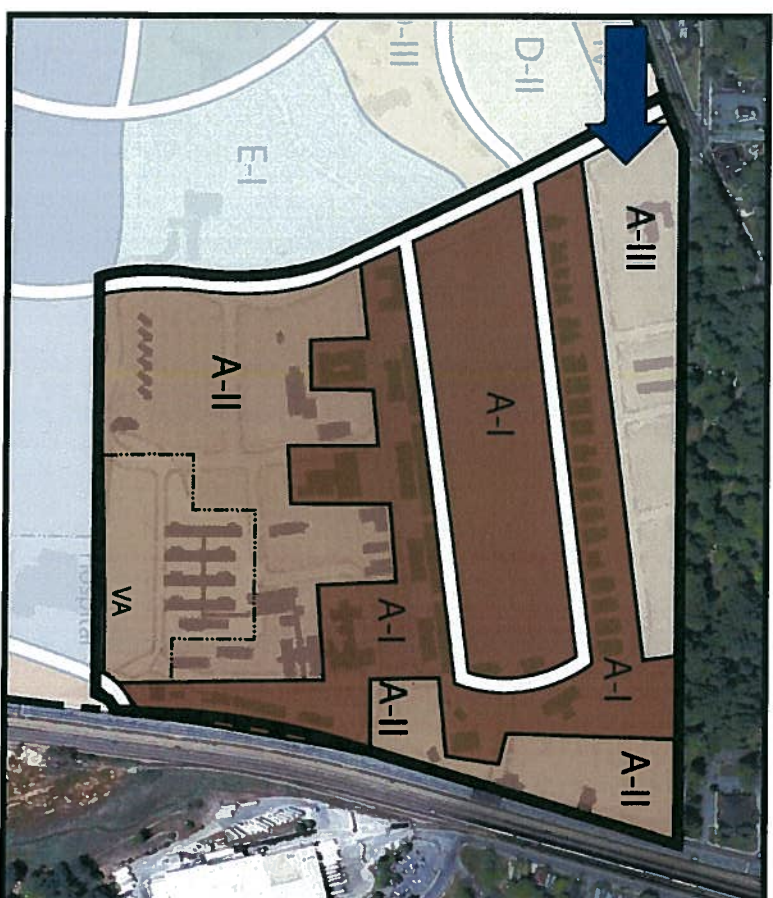
A variety of possible garage locations and access points in the A-III Subarea are illustrated by the following plan:





# F T M C P H E R S O N

## A-II SUBAREA SNAPSHOT



The primary intent of the A-II Subarea is to provide for single-family infill development that transitions between Staff Row to the south and the Oakland City neighborhood to the north.





# PROPOSED HISTORIC DISTRICT



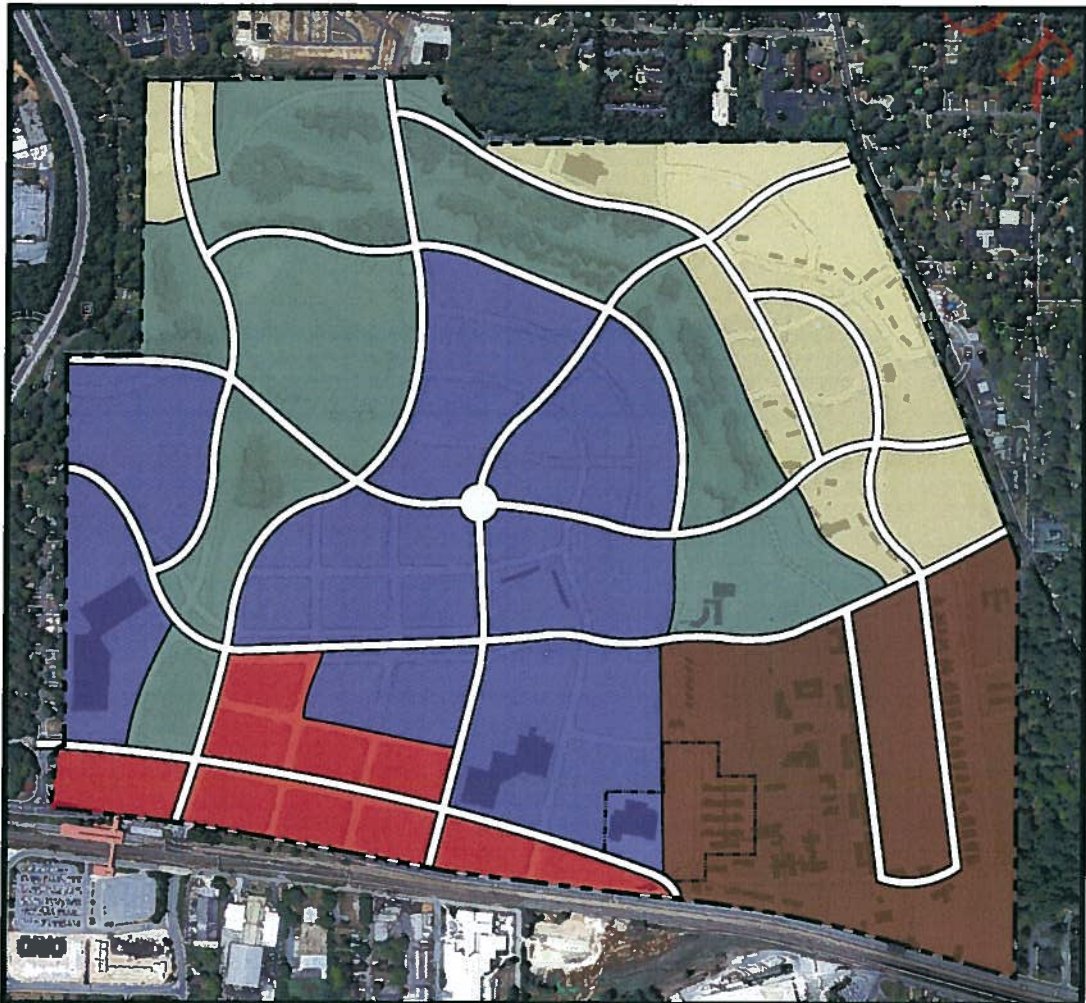
## LEGEND

SUBAREAS	
A-I	Historic Preservation
A-II	Historic Infill
A-III	Historic Transition










# OVERVIEW MAP OF PROPOSED DISTRICTS



## LEGEND

DISTRICTS	
	Historic District
	Residential District
	Main Street District
	Employment Center District
	Green Space District



# SURVEY

- Complete and turn in survey tonight
- Survey used to obtain your feedback on proposed framework
- Feedback summarized and placed on website
- Utilize feedback to finalize framework

F T M C P H E R S O N



# LEGISLATIVE PROCESS

## Draft Ordinance

- ❖ Presentation of Proposed Ordinance Components
- ❖ Community Feedback
- ❖ Summary of Feedback
- ❖ City Response

## Tentative Legislative Process

- ❖ Introduce draft ordinance-May/June 2010
- ❖ NPU Review and Action-June 2010
- ❖ Zoning Review Board Hearing-July 2010
- ❖ Council Committee-July/August 2010
- ❖ Council Adoption-July/August 2010





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# Community Meeting Series Schedule

## Meeting Dates:

~~March 10, 2010~~

March 17, 2010

March 24, 2010

March 31, 2010

## Location: Atlanta Technical College

~~Auditorium~~

Moved: Cleveland L. Dennard  
Conference Center Main Ballroom

Cleveland L. Dennard Conference  
Center Main Ballroom

Auditorium

All meetings from 6:30PM-8:30PM



City of Atlanta

Fort McPherson Planning Team  
Bureau of Planning  
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